



August 6, 2024

Dear City of Novi property owner or current tenant,

City of Novi staff have been working on drafting an ordinance to establish a new zoning district that is intended to create a higher-density, pedestrian-oriented area with a mix of uses including residential, office, retail, and commercial. The City West District will lie north and south of Grand River Avenue and stretch from Beck to Taft, with a few exclusions. Please consult the included map for reference of the new district.

On May 20, 2024, the City Council adopted new ordinance language for both the north and south sides of Grand River Avenue, and rezoned the north side of Grand River to City West. The City Council left open the option to potentially rezone the south side of Grand River Avenue at a later date. At the request of Mayor Fischer, Planning Department staff is now bringing back for new consideration the rezoning of most of the south side of Grand River to the City West District,

The adopted ordinance text includes two sections, the first of which establishes the district and underlying requirements for all buildings and uses. The second section establishes the Mixed-Use Development Option, meant to incentivize mixed-use development by offering greater height, density, and more permitted uses, as well as greater flexibility in development standards. Please visit www.cityofnovi.org/services/community-development and scroll to the What's Trending section to view the adopted City West ordinance text and accompanying Design Guide.

Modifications from prior draft ordinance

Some modifications of the ordinance for the south side of Grand River since the February 2023 letter was sent to property owners and renters, include the following:

- Limitation on building height and additional building and parking setback where property abuts residential
- Additional emphasis on preserving natural features

Most of the modifications were made due to concerns heard at the public hearing from nearby residents, or by concerns raised by the Planning Commission and City Council during the review in 2023 and 2024.

Comments requested

You are receiving this letter because you own or rent property in this proposed district and your opinion on the future of this area in the city is vitally important. It is the hope of city staff that property owners in this proposed district can take the time to review both the ordinance text and the Design Guide to understand the district that the city is envisioning for City West. We hope to get as many comments as possible before a public

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hearing is scheduled for consideration by the Planning Commission for a recommendation to the City Council.

Please email comments to Lindsay Bell at lbell@cityofnovi.org or call the Community Development Department at [248.347.0475](tel:248.347.0475) if you have any further questions or would like to set up a meeting with staff.

Thank you,
Barbara McBeth, AICP
City Planner